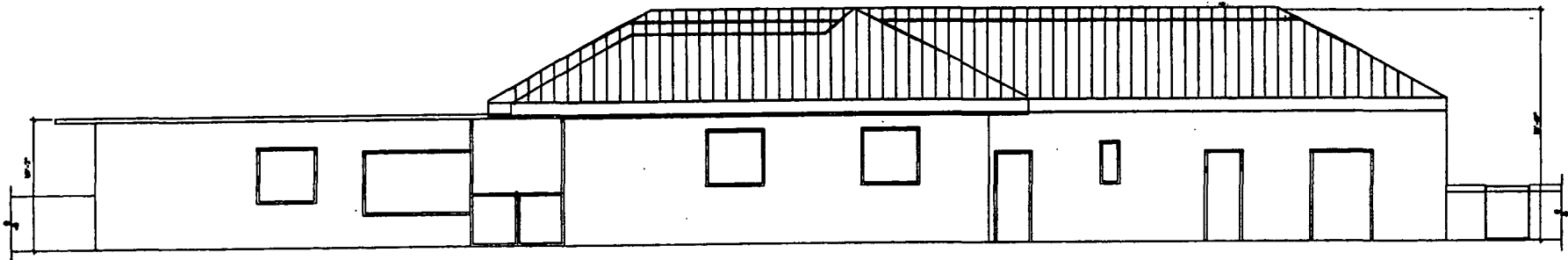


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

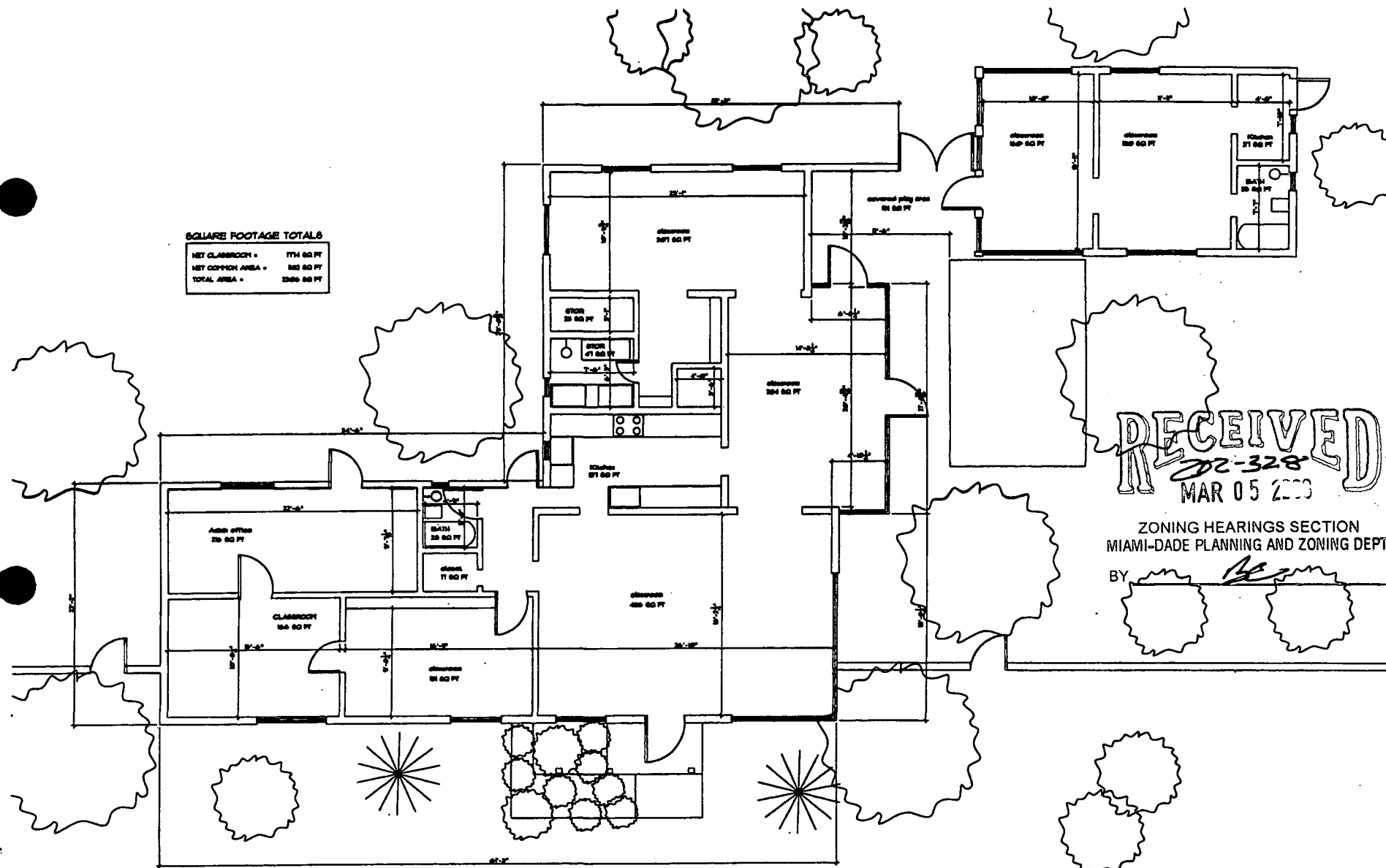
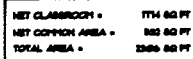


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
202-328
MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



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22-328
MAR 05 2000

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

FLOOR PLAN
SCALE: 1/4" = 1'-0"

RICHARD C. WATSON
ARCHITECT OF RECORD
FLORIDA REGISTRATION
NUMBER *12000*
DATE *2/12/02*

MONTESSORI SCHOOL
CHANGE OF ZONING
1209 SUNSET DRIVE
CORAL GABLES, FLORIDA 33134

REVISIONS	
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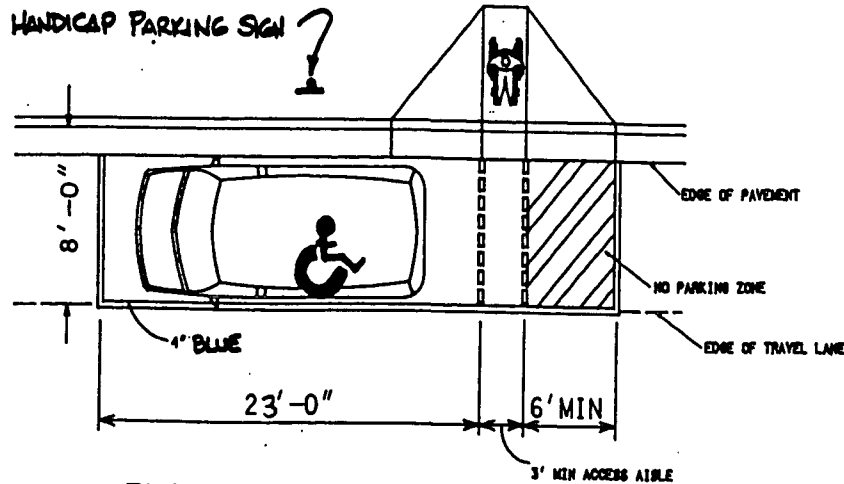
DRAWN BY:	DJG
CHECKED BY:	R.W.
DATE	08-27-02

REPORT TITLE

**FLOOR
PLAN**

UNIT NO.

A-2



EXISTING LOCATION

CONVERSION TO DISABLED ON-STREET PARKING SPACES
WHERE RIGHT OF WAY IS NOT AVAILABLE FOR CONSTRUCTION
OR
NEW CONSTRUCTION IN DISTRICTS NOT ZONED FOR
BUSINESS USES.

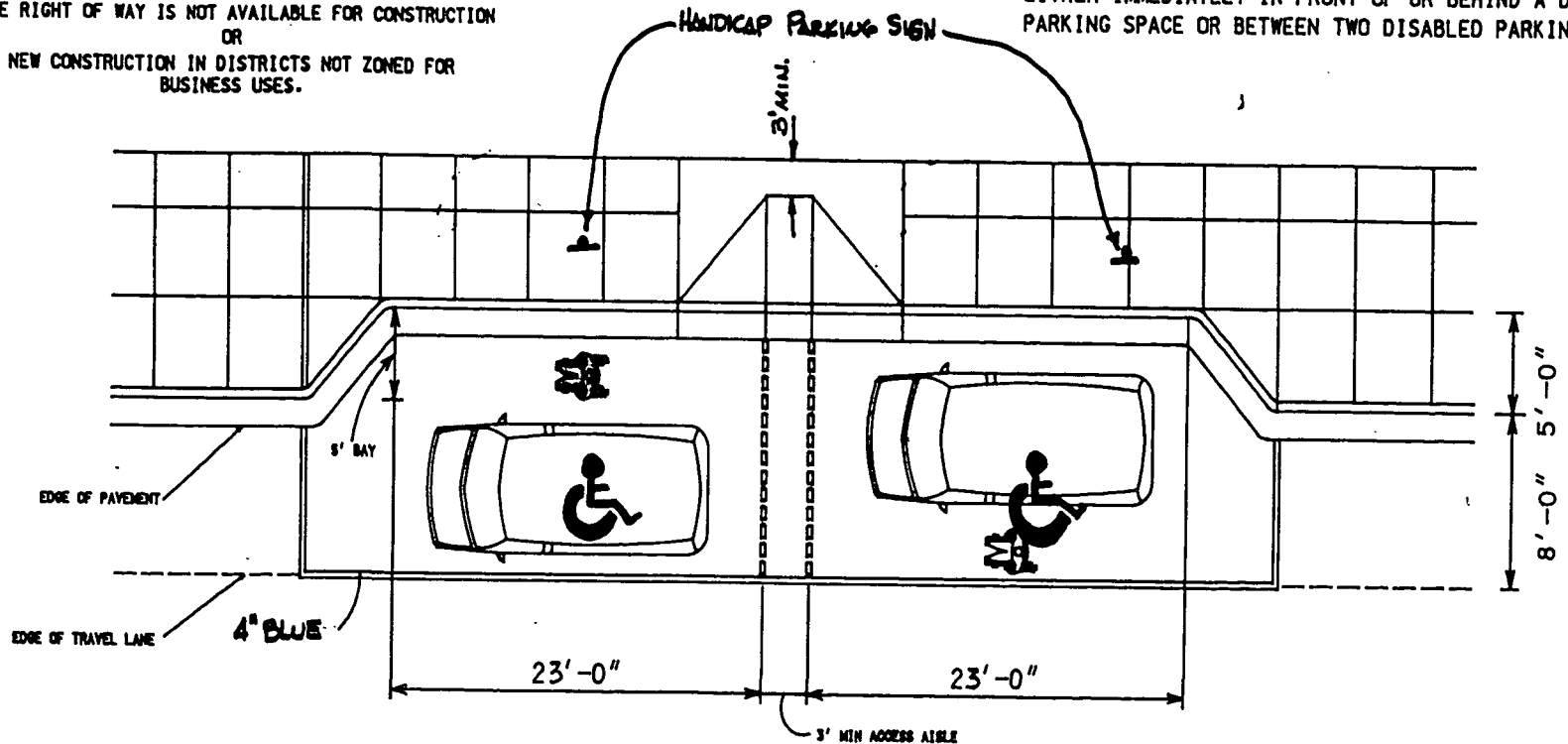
NOTES: 1. DISABLED ON-STREET PARKING SPACES SHALL BE 13' WIDE WHEN LOCATED ON THE LEFT HAND SIDE OF ONE WAY STREETS.

2. ONLY 2 DISABLED PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.

3. CURB RAMPs CONNECTING THE ACCESS AISLE TO THE SIDEWALK SHALL COMPLY WITH DADE COUNTY PUBLIC WORK STANDARDS.

4. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE M.U.T.C.D. AND D.C.P.W.

5. ACCESSIBLE AISLE AND CURB CUT MAY ONLY BE LOCATED EITHER IMMEDIATELY IN FRONT OF OR BEHIND A DISABLED PARKING SPACE OR BETWEEN TWO DISABLED PARKING SPACES.



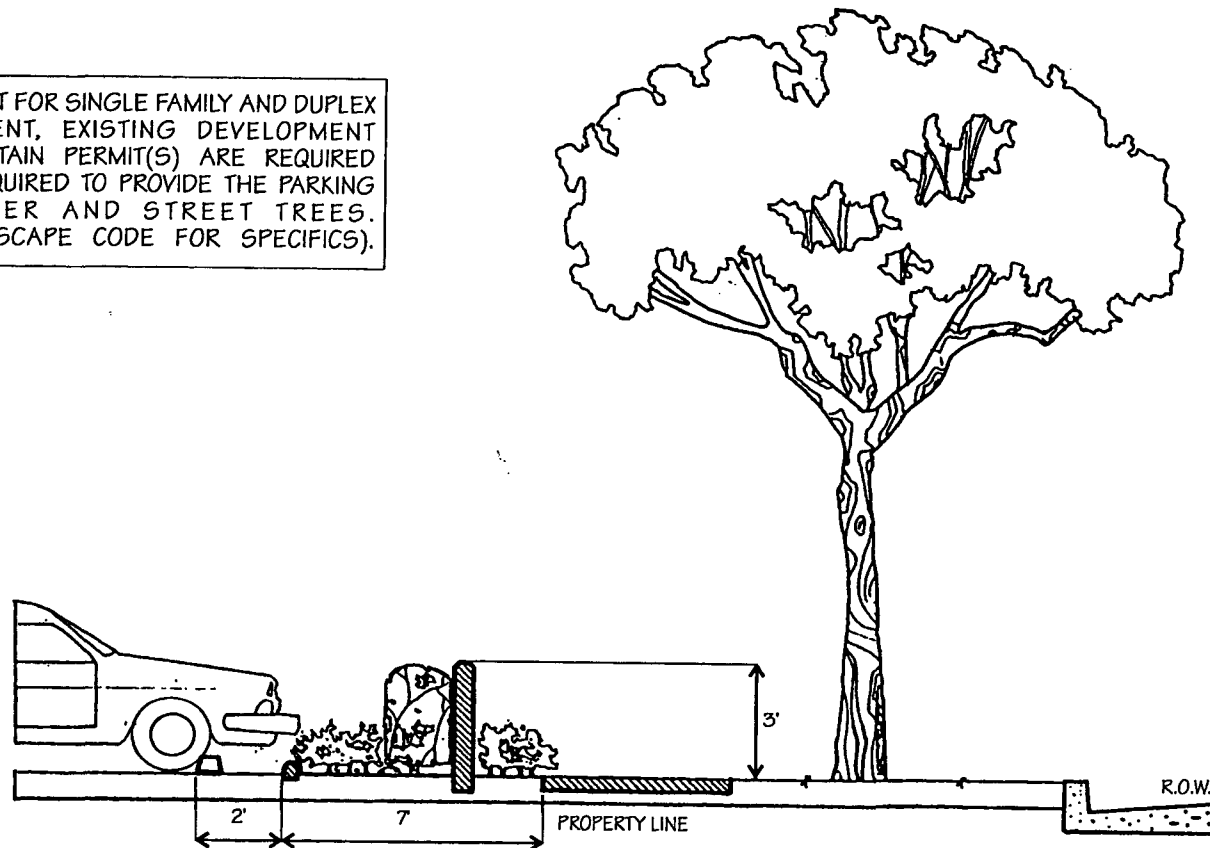
NEW CONSTRUCTION

IN DISTRICTS ZONED FOR BUSINESS USES
OR
EXISTING LOCATIONS WHERE RIGHT OF WAY IS AVAILABLE

DADE COUNTY PUBLIC WORKS O HIGHWAY DIVISION	
DESIGN	DISABLED ON-STREET PARKING SPACES
DRAWN	
CHECKED	
DATE	

BUFFERS

NOTE: EXCEPT FOR SINGLE FAMILY AND DUPLEX DEVELOPMENT, EXISTING DEVELOPMENT WHERE CERTAIN PERMIT(S) ARE REQUIRED WILL BE REQUIRED TO PROVIDE THE PARKING LOT BUFFER AND STREET TREES. (SEE LANDSCAPE CODE FOR SPECIFICS).

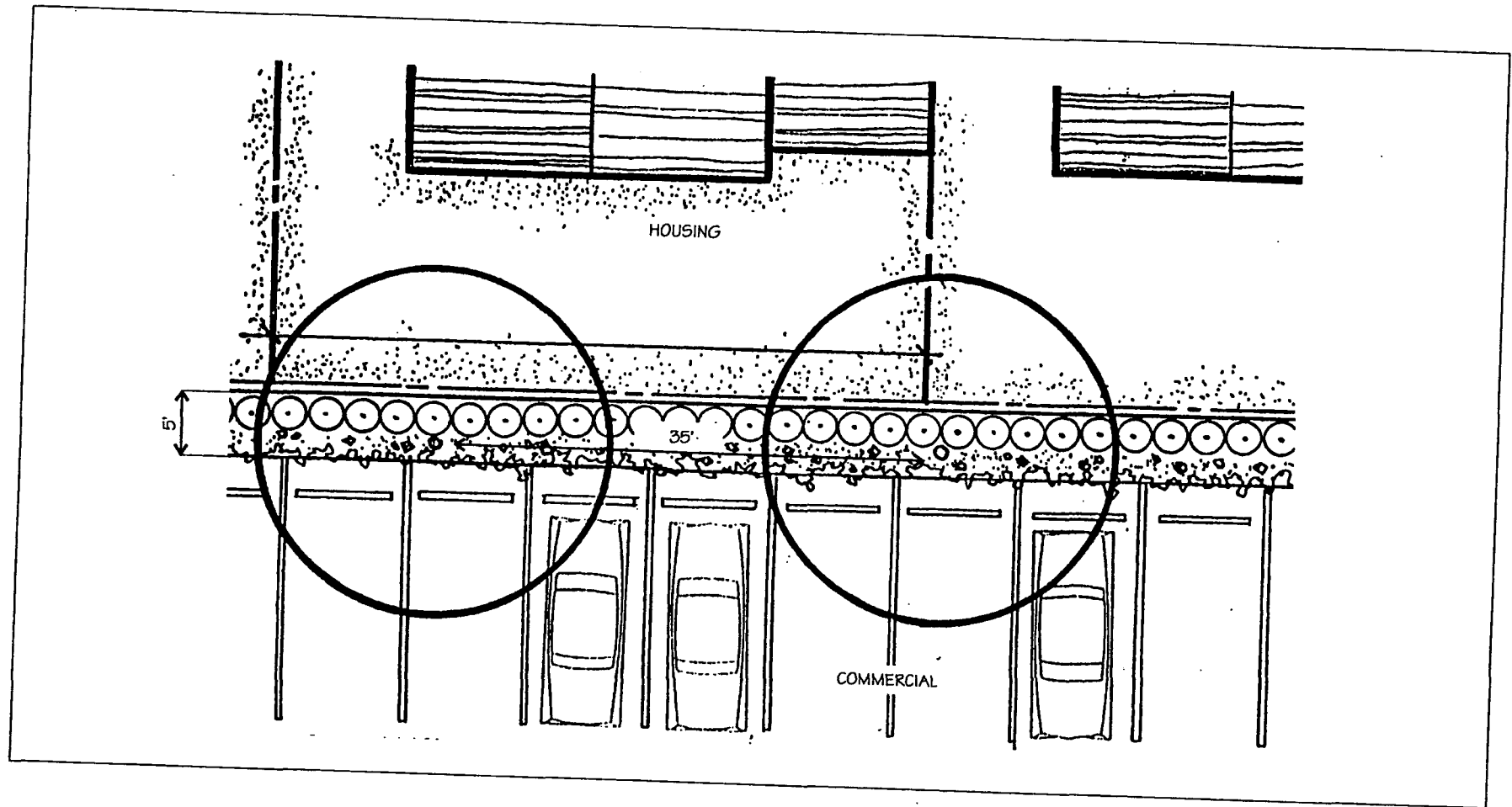


This sketch shows parking lot buffer requirements in Chapter 18A for all parking lots that abut a public R.O.W. or a private road. The requirements are:

- A 7 ft. landscape strip
- A 3 ft. high wall and/or hedge/shrub mass

- Hedge or shrub materials shall be a minimum of 18" in height at time of planting with a maximum space of 30 inches on center or a minimum height of 36 inches with a maximum average spacing of 48 inches.
- Street trees are required at an average of 35 ft. on center.

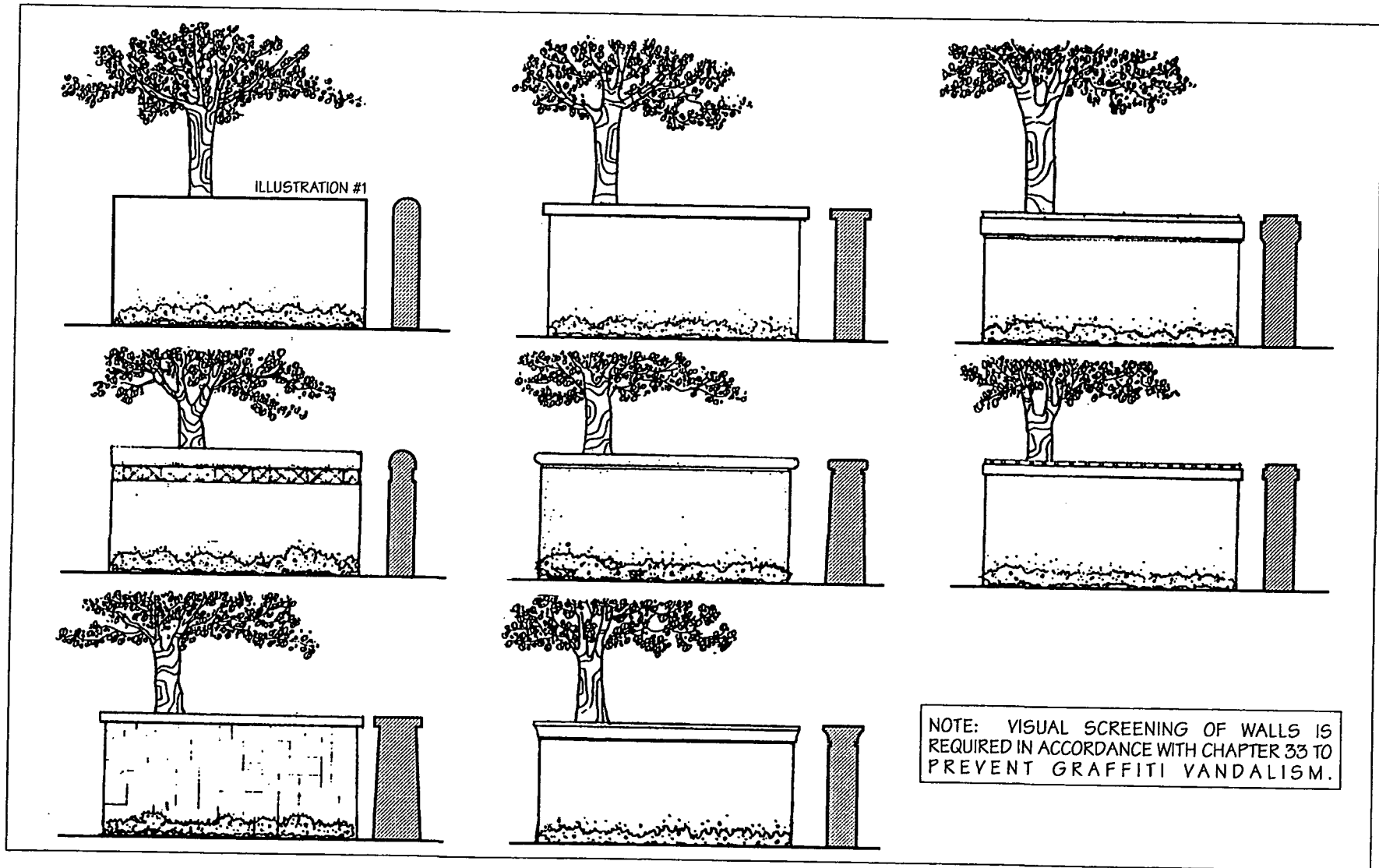
BUFFERS



This sketch shows the buffer requirements in Chapter 18A for dissimilar land uses. The requirements are:

- A minimum 5 ft. landscape strip
- A wall, fence, hedge or shrub mass (see 18A for heights, etc.)
- If shrubs are used as a buffer they shall be a minimum of 30 inches in height at the time of planting, and shall be planted at a maximum average spacing of 36 inches on center or a minimum of 36 inches in height at time of planting and planted at a maximum average spacing of 48 inches on center.
- Trees shall be planted at an average spacing of 35 ft. on center.

BUFFERS



Walls or hedges are required adjacent to parking lots and between parking lots and between dissimilar uses. They are often unsuccessfully used to wall off neighborhoods. Most walls in Miami-Dade County are not aesthetically pleasing. Illustrated

above are designed walls which could be used for guidance. The "Vizcaya" type wall shown in illustration #1 is simple, and aesthetically pleasing model for wall design.

LANDSCAPE LEGEND Information Required to be Permanently Added to Plan

RECEIVED
272-328
NOV 06 2002

Zoning District: _____

Net Lot Area: 33969 acres 1808 s.f.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

OPEN SPACE

BY BC

REQUIRED PROVIDED

A. Square Feet of open space required by Chapter 33, as indicated on site plan:

Net lot area = 35175 s.f. x 30 % = _____ s.f. 10,552.50 $\$$

10,552,50 15,000

B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:

No. parking spaces 6 x 10 s.f. per parking space = 60

60 60

C. Total s.f. of landscaped open space required by Chapter 33: A + B =

70% 70%

LAWN AREA CALCULATION

A. 5116 total s.f. of landscaped open space required by Chapter 33

B. Maximum lawn area (sod) permitted = 50 % x _____ s.f. = 9

15429 14,869

TREES

A. No. trees required per net lot acre

Less existing number of trees meeting minimum requirements

= 9 trees x net lot acres =

9 104
9

B. % Palms Allowed: No. trees provided / 2 x 30% =

3 3

% Palms permitted to count as street trees on 1:1 basis x 30%

1 1

C. % Natives Required: No. trees provided x 30% =

D. Street trees (maximum average spacing of 35' o.c.): 350 - 35 = 10 linear feet along street / 35 =

10 10

E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):
_____ linear feet along street / 25 =

0 0

SHRUBS

A. No. trees required x 10 = no. of shrubs allowed 9x10

90 350

B. No. shrubs allowed x 30% = no. of native shrubs required

27 350

IRRIGATION PLAN: If required by Chapter 33

yes yes
(yes) (no)

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio

ADDITIONAL INFORMATION REQUIRED BY CHAPTER 18A FOR BUSINESS AND INDUSTRIAL ZONES

OWNER'S STATEMENT OF LANDSCAPE COMPLIANCE

PUBLIC HEARING NUMBER 202-328

I/We hereby certify that as owner/agent for owner of Lot _____, Block _____, Subdivision _____, name _____, P.B. _____ Page _____, (or metes and bounds) legal description

305441. 803 AC BEG 200FTW + 50 FTN OF SE COR
OF E 1/2 OF SE 1/4 OF SW 1/4th CONT W175FT
N200FT E175FT S200FT TO POB FKA LOTS 5 THRU 7 + 16
THRU 18

Located at (address) 1209 Sunset Drive Miami, FL 33143, that the landscaping plans being submitted comply with the requirements of Chapter 18A (Landscape Code) **except for any non-use variance(s) requested as part of this public hearing** as to species, height, trunk width and location at time of planting and that the species as shown are in compliance with those approved by Miami-Dade County and that none of the species were selected from the "prohibited species" list.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Charlotte Kassab
 Individual Owner's Signature

Charlotte Kassab
 Print Name of Owner

Address: 8003 SDixie Hwy #409
Miami, FL 33143

 Officer's Signature

 Print Name of Corporation (Owner)

Address: _____

STATE OF FL
 COUNTY OF MIAMI-DADE

I, an officer authorized to take acknowledgments, according to the law and duly qualified and so acting, do hereby certify that on this date appeared before me

Charlotte Kassab
 to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned;

Witness my signature and official seal this 6 day of November 2012,
 199____, in the County and State aforesaid, the date and year last aforesaid.

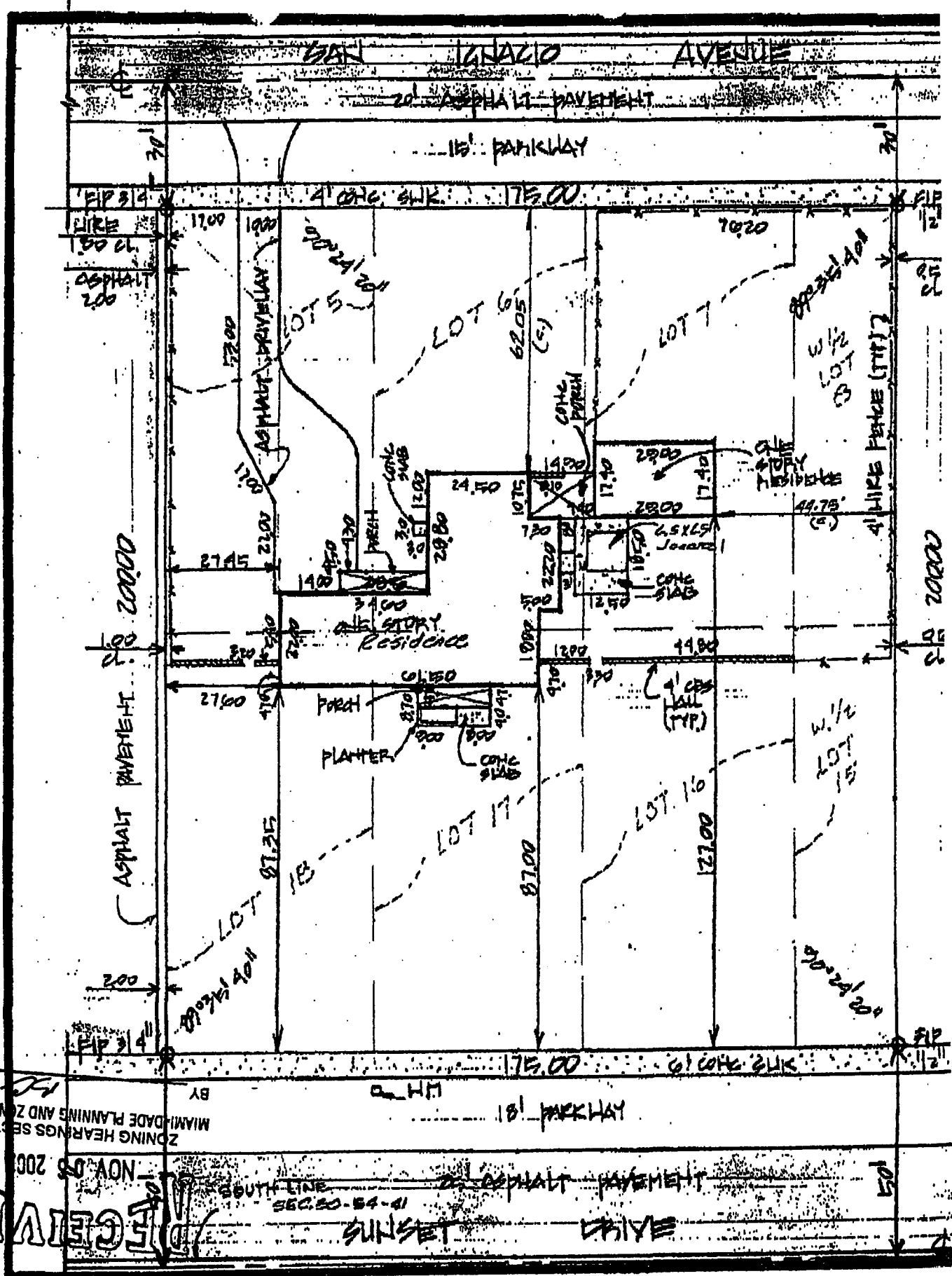
ROBERT PEREZ
 Notary Public, State of Florida
 My comm. exp. Jan. 14, 2006
 Comm. No. DD 084053

Robert Perez
 Notary Public

Print Name

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NOV 05 2007
ZONING HEARINGS AND ZONING DEPT.
MIAMI-DADE PLANNING

207-328

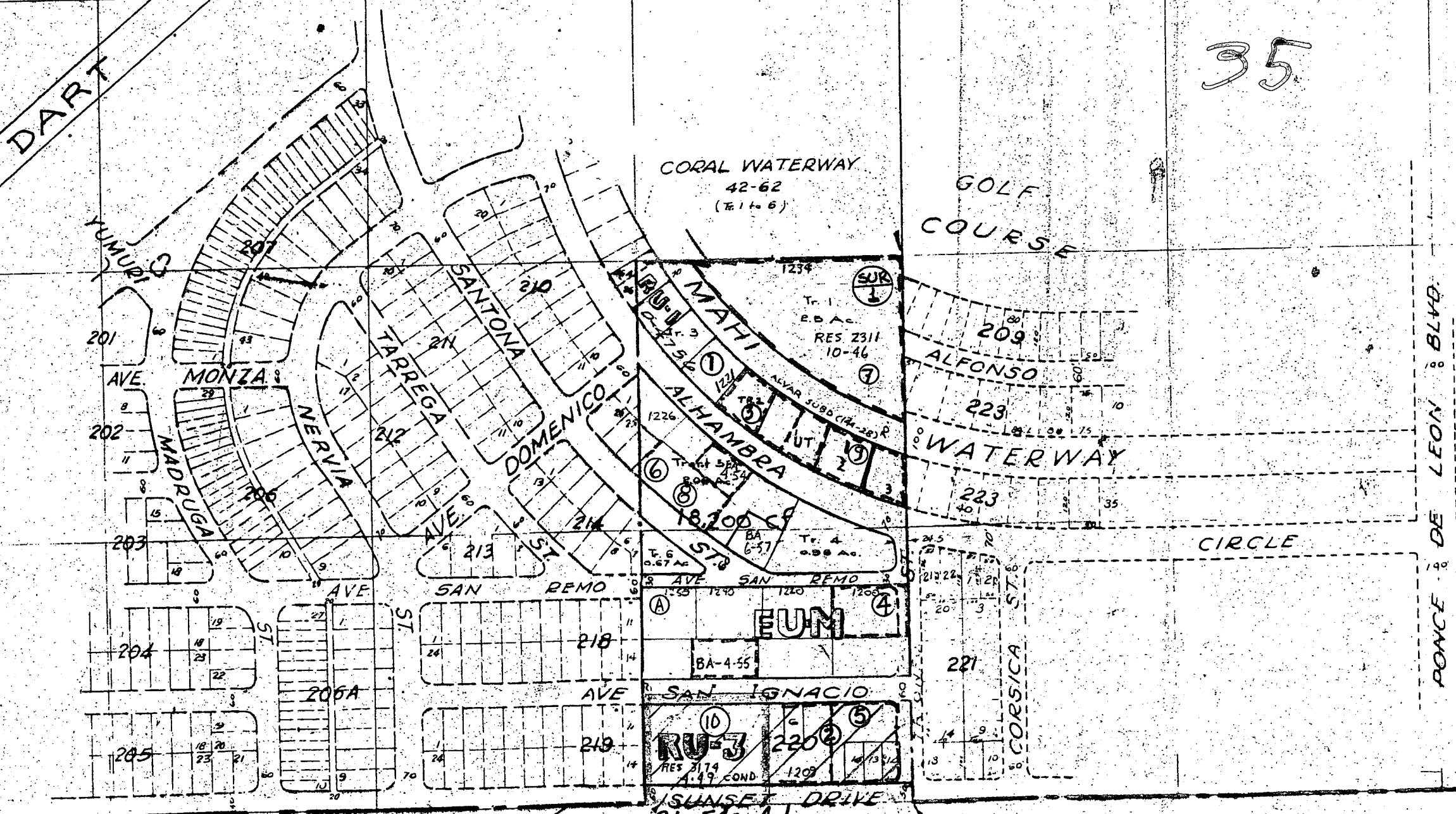


BY
DATE
18' PARKWAY

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NOV 05 2007
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MIAMI-DADE PLANNING

CORAL GABLES

35



DADE

CO.

Portion of CORAL GABLES
RIVIERA SEC. Part 13-PB 28-30

DADE

CO.